

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: Dec. 8, 2020 **Approx. Start Time:** 1:30 **Approx. Length:** 1 hour

Presentation Title: Performance Clackamas: Update – Ensure Safe, Healthy and Secure Communities

Departments: DA, H3S, DTD

Presenters: **Domestic Violence:**
John Wentworth, District Attorney-elect

Affordable Housing:
Rich Swift, Health, Housing and Human Services Director
Dan Johnson, Transportation and Development Director

Other Invitees: All members of the Domestic Violence and Affordable Housing Implementation teams

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

This is an update to the Board for discussion, no action is requested.

EXECUTIVE SUMMARY:

Early in 2020, Implementation Teams were formed to address each of the Boards' Strategic Initiatives. Teams consist primarily of staff from multiple departments who are involved with planning and implementation. Due to COVID, work has been delayed; however, Teams have reconvened and are moving ahead with their work.

These update sessions provide an opportunity for the Board to review progress towards achieving the Initiatives including:

- discussing activities to date
- identifying what's working and any barriers
- recommending changes, if needed, and
- describing plans for the next 12 months.

This session will review two Initiatives from the Board's *Ensure Safe, Healthy and Secure Communities* priority:

- By 2024, 80% of victims of domestic violence will not experience further abuse following their initial report.
- By 2025, 1,500 affordable housing units will be developed*. Those units will be stratified across Area Medium Income (AMI) ranges as shown below:

Lead responsibility	Units	AMI
All County	700	61-110%
Mostly H3S	800	0-60%

* Included in this overall count are rehabbed units, and units at various construction phases (Viable, Committed, In Development, and Completed)

FINANCIAL IMPLICATIONS (current year and ongoing): N/A

Is this item in your current budget? X YES NO

What is the cost? \$

What is the funding source?

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
- How does this item align with the County's Performance Clackamas goals?

This is a review of departmental work on the Performance Clackamas goals

LEGAL/POLICY REQUIREMENTS: N/A

PUBLIC/GOVERNMENTAL PARTICIPATION: Involves several departments

OPTIONS: N/A

RECOMMENDATION: N/A

ATTACHMENTS: Performance Clackamas Review Forms

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Derek Reinke @ 503-650-5696
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BCC GOAL:

Strategic Result

By 2025, 1,500 affordable housing units will be developed*. Those units will be stratified across Area Median Income (AMI) ranges as shown below:

Lead responsibility	Units	AMI
All County	700	61-110%
Mostly H3S	800	0-60%

* Included in the overall count are rehabbed units and units at various construction phases (Viable, Committed, In Development, and Completed).

Team Members/Department (*Chair)

H3S	Jill Smith*	Richard Swift	Derek Reinke
DTD	Dan Johnson	Jennifer Hughes	
A&T	Tami Little	Lynn Longfellow	
BCS	Laura Zentner		
Fin	Elizabeth Comfort		
Admin	Emily Klepper		

Key Strategies

Leverage Metro Bond dollars to produce a minimum of 812 new affordable housing units in Clackamas County. The approved Local Implementation Plan calls for: 81 units affordable to households earning 61%-80% of AMI, 406 units for households earning 31-60%, and 325 for 0-30%. 408 of these units will be 2-bedroom or larger for families (per Bond requirements).

Partner with non-profits/501(c)(3)'s and other organizations to build units

Code changes for unincorporated areas:

1. Zoning & Development Ordinance (ZDO) ADU changes – remove certain code barriers to facilitate more accessory dwelling unit (ADU) development
2. Land Use Housing Strategies Project (ZDO amendments, some Comprehensive Plan amendments):
 - Phase 1: Consider changing certain ZDO regulations to facilitate more multi-family housing and more affordable housing. Will consider (1) increasing maximum units per acre allowed in some commercial zones; (2) reducing off-street parking requirements for multi-family developments, and (3) restructuring the affordable housing bonus in the ZDO.
 - Phase 2: Implement HB2001 (ZDO changes) to enable more “middle housing” development. Changes will increase allowed density in urban low-density, single-family residential zones. Include other code changes to ensure all housing has “clear & objective standards” for approval.

Code changes for incorporated areas: HB2001 (Middle Housing) and 2003 (Housing Production Strategies) implementation

Explore surplus tax properties and the potential for land banking authority

Related Metrics

Reducing Chronic and Youth Homelessness
Subtotals of Affordable Housing Unit creation (Bond-funded and other, AMI ranges, etc.)
Potential HOME-funded projects

Activities Completed to Date

Local Implementation Plan for Metro Housing Bond
Amend ZDO to implement state requirements related to development barriers for ADUs.
Removed owner-occupancy and off-street parking requirements for urban ADUs in county's ZDO.
Approval of Webster Road project (48 units)

Activities Planned for FY 21

Q1: July-September	Q2: October-December	Q3: January-March	Q4: April-June
Housing Strategies Project – Phase 1 outreach and technical work	Housing Strategies Project – Phase 1 outreach and initial code work	Housing Strategies Project – Phase 1 outreach and adoption	
HB 2001 rulemaking	HB 2001 rulemaking	Housing Strategies Project – Phase 2 outreach and technical work	Housing Strategies Project – Phase 2 outreach and technical work
Reviewed 1 st RFP for Bond allocation	Conceptual approval of 3 Bond-funded projects (413 units total)	Closing on construction financing for 2 projects (Webster Road and Fuller Station)	Closing on construction financing for one additional Bond project
BCS provided information on specific tax-foreclosed properties for the Team to review.	A&T compiled data on the number of parcels with a single dwelling and the potential to add a housing unit.		

Overall Status/Progress

What's Working Well	Barriers/Challenges
Dedicated Funding Source (Metro Bond), which is drawing the interest of affordable housing developers to Clackamas County	Unsure of the impact of 'missing middle' code changes on number of units
Regional thinking and partnerships	Little influence on market and rents (especially above 60% AMI)
Solid teamwork among Departments	Can be hard to manage income variation in developments
Pending Land use changes	Tracking tools of rents and income (for market units) are limited
Approval process for the first round of Bond-funded developments went well	

BCC GOAL:

Strategic Result(s)

By 2024, 80% of victims of domestic violence will not experience further abuse following their initial report.

Team Members/Department (*Chair)

District Attorney's Office, Chair John Wentworth	Juvenile Department, Christina McMahon	Resolution Services, Lauren MacNeil
District Attorney's Office Victim Assistance Pro., Carrie Walker	Health, Housing and Human Services, Sarah Van Dyke, Rod Cook	Public and Government Affairs, Tonia Holowetzki
Board of County Commissioners, Kimberlee DeSantis	Clackamas County Sheriff's Office, Michael Copenhaver	Community Corrections, Malcolm McDonald
Clackamas Women's Services, Melissa Erlbaum		

Key Strategies

Identify the baseline rate for re-victimization of Clackamas County domestic violence victims within three years of presenting incident.

Identify gaps, reasons that lead to lack of reporting after initial report of abuse

Identify gaps and improvements that can be made to reduce the rate of revictimization

Identify services that victims find particularly useful in reducing revictimization

Related Metrics

Services utilized before and after case presentment

Services utilized after disposition of presenting case

If revictimization occurs, what is the nature of new offense?

Same or different offender?

Activities Completed to Date

Cases are identified (701 from 2017)

Victims to question are identified

Questions have been drafted to get at what we are to measure and provide follow-up services as needed

Staff from the DA's Office Victim Assistance Program are identified to carry out the survey

Activities Planned for FY 21

Q1: July-September	Q2: October-December	Q3: January-March	Q4: April-June
Identify cases for survey	Begin survey.	Continue and finish survey.	Report out to BCC
Identify victims to question	Identify any adjustments to survey that need to be made.	Identify gaps and improvements that exist	
Identify questions to use	Identify follow up services used.	Identify gaps and improvements can be made	
Identify staff to conduct survey		Prepare report for BCC	
Set up Survey Monkey for survey			

Overall Status/Progress

What's Working Well	Barriers/Challenges
Great collaboration and insight from community partners	Hundreds of potential calls to make.
Questions created should get at what we want to measure and invite follow-up services as needed.	Conducting the survey will take considerable time.
	Ability to find and interview crime victims three years later.
	Tracking effect of out of county supervision on DV offenders.

Changes recommended due to COVID or other factors

Recommended Change	Reason